106.0	0003	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,197,500 / 1,197,500
					USE VALUE: 1,197,500 / 1,197,500
					ASSESSED: 1,197,500 / 1,197,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRENCH WILLIAM JR & CHRISTINE
Owner 2:	
Owner 3:	
Street 1:	75 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEFILIPPIS RODNEY C -
Owner 2:	-
Street 1:	215 DOLLOFF RD
Twn/City:	STANDISH
St/Prov:	ME Cntry:
Postal:	04084

NARRATIVE DESCRIPTION

This parcel contains 16,070 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 2020, having primarily Clapboard Exterior and 4580 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16070.000	566,000		631,500	1,197,500
Total Card	0.369	566,000		631,500	1,197,500
Total Parcel	0.369	566,000		631,500	1,197,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 261.48 | /Parcel: 261.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 67974
GIS Ref:
GIS Ref:
Insp Date: 05/19/20

!8376!

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,300	0	16,070.	631,500	905,800	905,800	Year End Roll	12/18/2019
2019	101	FV	227,200	0	16,070.	631,500	858,700	858,700	Year End Roll	1/3/2019
2018	101	FV	227,200	0	16,070.	541,300	768,500	768,500	Year End Roll	12/20/2017
2017	101	FV	227,200	0	16,070.	505,200	732,400	732,400	Year End Roll	1/3/2017
2016	101	FV	227,200	0	16,070.	433,000	660,200	660,200	Year End	1/4/2016
2015	101	FV	226,100	0	16,070.	387,900	614,000	614,000	Year End Roll	12/11/2014
2014	101	FV	226,100	0	16,070.	359,000	585,100	585,100	Year End Roll	12/16/2013
2013	101	FV	226,100	0	16,070.	342,300	568,400	568,400		12/13/2012

PRINT

Date	Time
12/10/20	22:57:08

LAST REV

Date	Time
05/19/20	15:40:09
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8376

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEFILIPPIS RODN	1527-148	1	6/7/2018		860,000	No	No		
DE FILLIPPIS AR	1146-61		9/19/1995		1	No	No		Armando J DeFilippis dod 11/12/2003

USER DEFINED

Prior Id # 1:	67974
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2020	119	Heat App	22,000	C				
7/17/2019	1081	New Buil	400,000	O				
4/23/2019	544	Demoliti	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2020	Measured	DGM	D Mann
5/9/2019	SQ Returned	JO	Jenny O
9/11/2018	MEAS&NOTICE	CC	Chris C
2/23/2009	Meas/Inspect	163	PATRIOT
10/28/1999	Meas/Inspect	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16070		Sq. Ft.	Site		0	70.	0.56	4									631,474						631,500	

Total AC/HA: 0.36892 | Total SF/SM: 16070 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 631,474 | Spl Credit | Total: 631,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	40.	%
Override:			%
Total:		40.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.87927014
Const Adj.:	0.99989998
Adj $ / SQ:	92.314
Other Features:	146105
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	952945
Depreciation:	386895
Depreciated Total:	566049

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

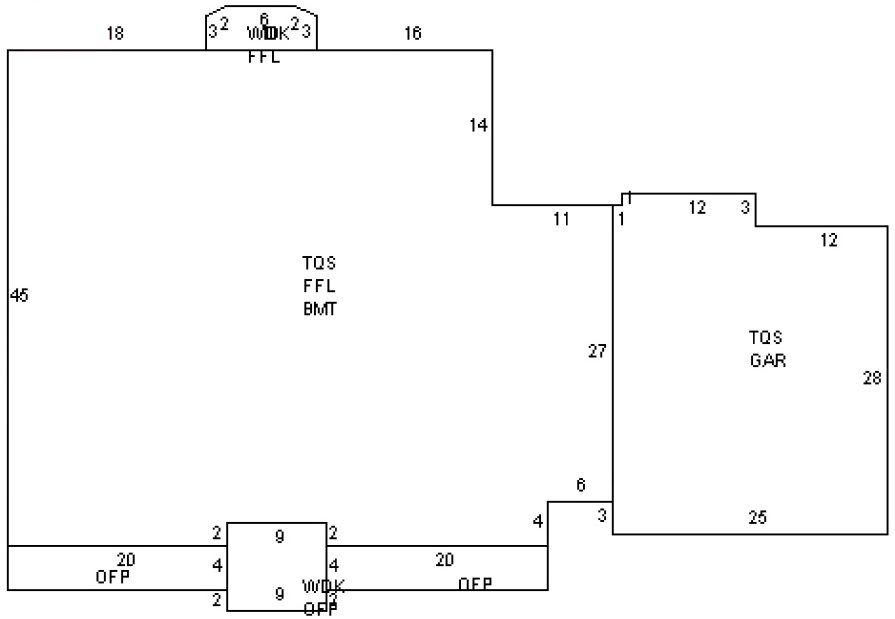
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	134.78
Special Features:	0	Val/Su Net:	71.29
Final Total:	566000	Val/Su SzAd	123.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,317	92.310	213,892
BMT	Basement	2,279	27.690	63,115
TQS	3/4 Story	2,263	92.310	208,884
GAR	Garage	738	18.390	13,569
OFP	Open Porch	232	23.610	5,477
WDK	Deck	110	15.090	1,660

Net Sketched Area: 7,939 | Total: 506,597

Size Ad 4579.75 | Gross Are 8693 | FinArea 4580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 106.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: